

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Super Belts Pvt. Ltd. and others,
C/o Countrywide Promoters Pvt. Ltd.,
M-11, Middle Circle, Connaught Circus,
New Delhi-110001.

Memo No. ZP-437-Vol.-III/AD(RA)/2022/ 25289 Dated: - 24-08-2022

Subject: - Grant of occupation certificate for Tower No. T20, T21, T24 & T25 including Basement, Podium & EWS block falling in Group Housing Colony measuring 43.558 acres (Licence No. 83 of 2008 dated 05.04.2008 & Licence No. 94 of 2011 dated 24.10.2011) in Sector-37D, Gurugram developed by Super Belts Pvt. Ltd. and others C/o Countrywide Promoters Pvt. Ltd.

Please refer to your application dated 19.01.2021 & 04.08.2021 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the **Tower No. T20, T21, T24 & T25 including Basement, Podium & EWS block** constructed in above said group housing colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Additional Chief Engineer (HQ), HSVP, Panchkula vide memo no. 61690 & 61707 dated 07.04.2021 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 2879 dated 23.06.2021 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. Ram Phool Bairwa has also confirmed about Structural Stability of building as per certificate issued.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 1,12,08,444/- on account of violations committed at site and other requisite documents on 04.08.2021, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower no. T20 & 21	141	152	Stilt/G+19 th Floor	19349.353	6.926	19461.19	6.931
Tower no. T24 & 25	141	152	Stilt/G+19 th Floor	19349.353	6.857	19461.19	6.862

EWS Block-B	104	96	3 rd to 6 th Floor	2341.276	1.011	2171.764	0.830
Total	304 Main Dwelling Units & 96 EWS units			41039.982	21.72	41094.144	21.55
Non-FAR Area in Sqm.							
				Sanctioned	Achieved		
Basement				93972.30	67550.313 (including already OC granted for an area measuring 50147.653 Sqm)		
Podium -(Tower No. 20 to 25)				5851.628	5874.61		
Total				99823.928			

7. The occupation certificate is being issued subject to the following conditions:-

- I. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
- II. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
- III. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
- IV. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HSVPA/State Government as per their scheme.
- V. That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
- VI. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
- VII. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
- VIII. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
- IX. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- X. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/954 dated 15.10.2013.
- XI. That you shall comply with all conditions laid down in the memo no. FS/2021/47 dated 01.03.2021 and FS/2020/153 dated 19.09.2020 of the Fire Station Officer, Gurugram with regard to fire safety measures.
- XII. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate,

Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.

- XIII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- XIV. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
- XV. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- XVI. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
- XVII. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- XVIII. Any violation of the above said conditions shall render this occupation certificate null and void.

(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-437-Vol.-III/AD(RA)/2022/ _____ Dated: - _____

A copy is forwarded to the following for information and necessary action: -

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 61690 & 61707 dated 07.04.2021.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 2879 dated 23.06.2021.
3. District Town Planner, Gurugram with reference to his office endst. No. 4240 & 5775 dated 23.04.2021 & 21.06.2021.
4. District Town Planner (Enf.), Gurugram.
5. The Fire Station Officer, Gurugram with reference to his office memo no. FS/2021/47 dated 01.03.2021 and FS/2020/153 dated 19.09.2020 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation
6. Nodal Officer, website updation.

(Rajesh Kaushik)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Countrywide Promoters Pvt. Ltd.,
OT-14, 3rd Floor, Next Door, Parkland,
Sector-76, Faridabad - 121006.

Memo No.-ZP-437-IV/PA(DK)/2024/ 2563 Dated: 23-01-2024

Subject: - Grant of occupation certificate for Tower-22 & 23 and Club with Swimming Pool falling in Residential Group Housing Colony on the area measuring 43.558 acres (Licence No. 83 of 2008 dated 05.04.2008 & Licence No. 94 of 2011 dated 24.10.2011) in Sector-37D, Gurugram being developed by Countrywide Promoters Pvt. Ltd.

Please refer to your application dated 28.11.2022, 09.06.2023 and 02.11.2023 & 07.11.2023 (submitted in the office of STP, Gurugram) on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Group Housing Scheme has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide his office memo no. 54765 dated 16.03.2023 and memo no. 54768-69 dated 16.03.2023 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. The Senior Town Planner, Gurugram vide memo no. 3310 dated 11.05.2023 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Deepak Vashista Architect and Sh. Ramphool Bairwa, (Structure Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material use for construction meet specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

5. On the basis of above said reports, composition fees amounting ₹ 78,18,741/-- is liable to be charged on account of violations made viz-a-viz approved building plans. Accordingly, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-22 & 23	181	152	Stilt/Ground Floor to 19 th Floor	24375.36	13.99	19461.19	11.17
Club	-	-	Ground Floor to 2 nd Floor	-	-	723.20	0.415
Total	181	152		24375.36	13.99	20184.39	11.585

Non-FAR Area in Sqm.		
	Sanctioned	Achieved
Stilt Area (Tower-22 & 23)	463.611	605.01
Mumty, Machine Room and Water Tank (Tower-22 & 23)	--	205.898
Stilt Area (Club)	--	168.52
Mumty and Water Tank (Club)	--	41.29
Swimming Pool	--	322.497

6. The occupation certificate is being issued subject to the following conditions:-
- I. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
 - II. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
 - III. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVPA/State Government as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
 - IV. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HSVPA/State Government as per their scheme.
 - V. That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
 - VI. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
 - VII. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
 - VIII. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
 - IX. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
 - X. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2016/574 dated 20.07.2016.
 - XI. That you shall comply with all conditions laid down in the FS/2023/216 dated 07.03.2023 of Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
 - XII. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School, Khandsa Road, Gurugram.
 - XIII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
 - XIV. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
 - XV. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.


- XVI. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- XVII. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- XVIII. That the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.
- XIX. Any violation of the above said conditions shall render this occupation certificate null and void.

(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-437-IV/PA(DK)/2024/_____ Dated: - _____

A copy is forwarded to the following for information and necessary action: -

1. Senior Town Planner, Gurugram with reference to his office memo. No. 3310 dated 11.05.2023.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 54765 dated 16.03.2023 and memo no. 54768-69 dated 16.03.2023.
3. District Town Planner, Gurugram with reference to his office Endst. No. 3873 dated 08.05.2023.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No FS/2023/216 dated 07.03.2023 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
6. Sh. Ramphool Bairwa, (Structure Engineer), Plot No. 45, Gali No. 58, Surajmai Society Surat Nagar, Phase-1, Gurugram - 122006.
7. Nodal Officer, website updation.


(Narender Kumar)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.